

# MASTER APPLICATION

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

[www.canyonco.org/dsd.aspx](http://www.canyonco.org/dsd.aspx)

Phone: 208-454-7458

Fax: 208-454-6633



<b>PROPERTY OWNER</b>	OWNER NAME: Best Investments, LLC & Troost Family Living Trust
	MAILING ADDRESS: 30540 Sabin Road Parma, Idaho 83660
	PHONE: [REDACTED]

I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.

Signature: *[Signature]*

MEMBER

Date: 3/14/22

<b>(AGENT) ARCHITECT ENGINEER BUILDER</b>	CONTACT NAME: T.J. Wellard
	COMPANY NAME: Skinner Land Survey
	MAILING ADDRESS: 17842 Sand Hollow Road Caldwell, Idaho 83607
	PHONE: 208-454-0933      EMAIL: tj@skinnerlandsurvey.com

<b>SITE INFO</b>	STREET ADDRESS: 0 Linden St & 0 Tranquil Place
	PARCEL #: R35598010A0, R3559801400, R3559801200      LOT SIZE: 24.317 Acres
	LOT:      BLOCK:      SUBDIVISION:
	QUARTER: NW 1/4      SECTION: 32      TOWNSHIP: 4 North      RANGE: 3 West
	ZONING DISTRICT: RR      FLOODZONE (YES/NO): No

<b>HEARING LEVEL APPS</b>	<input type="checkbox"/> CONDITIONAL USE <input type="checkbox"/> COMP PLAN AMENDMENT <input type="checkbox"/> CONDITIONAL REZONE
	<input type="checkbox"/> ZONING AMENDMENT (REZONE) <input type="checkbox"/> DEV. AGREEMENT MODIFICATION <input type="checkbox"/> VARIANCE > 33%
	<input type="checkbox"/> MINOR REPLAT <input type="checkbox"/> VACATION <input type="checkbox"/> APPEAL
	<input checked="" type="checkbox"/> SHORT PLAT SUBDIVISION <input type="checkbox"/> PRELIMINARY PLAT SUBDIVISION <input type="checkbox"/> FINAL PLAT SUBDIVISION

<b>DIRECTORS DECISION APPS</b>	<input type="checkbox"/> ADMINISTRATIVE LAND DIVISION <input type="checkbox"/> EASEMENT REDUCTION <input type="checkbox"/> SIGN PERMIT
	<input type="checkbox"/> PROPERTY BOUNDARY ADJUSTMENT <input type="checkbox"/> HOME BUSINESS <input type="checkbox"/> VARIANCE 33% >
	<input type="checkbox"/> PRIVATE ROAD NAME <input type="checkbox"/> TEMPORARY USE <input type="checkbox"/> DAY CARE
	<input type="checkbox"/> OTHER _____

CASE NUMBER: SD2022-0014

DATE RECEIVED: 3/21/22

RECEIVED BY: *[Signature]*

APPLICATION FEE:

CK MO CC CASH



*Thomas J. Wellard, PLS  
Rodney Clark, PE*

March 18, 2022

Best Investments, LLC/Troost Family Living Trust  
Job No. NV1020

Letter of Intent

Canyon County Development Services,

We are requesting a short plat of Parcel R35598010A0, R3559801400 and R3559001200. The property is currently zone RR. The property is currently served by Tranquil Place, a private road. All lot will be accessed from Tranquil Place. All new lots will be served by individual wells and septic systems. A pre-application meeting was held with SWDH and the application for SER will be submitted shortly. A new gravity irrigation system is currently being installed to better serve the subdivision and existing parcels which use the same head gate.

We appreciate your consideration of this request and hope you find our application in compliance and approve our request.

Respectfully submitted,

T.J. Wellard, PLS  
Skinner Land Survey  
208-454-0933  
tj@skinnerlandsurvey.com

# SUBDIVISION WORKSHEET

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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### GENERAL

1. HOW MANY LOTS ARE YOU PROPOSING?

Residential 10 Non-buildable 1 Common \_\_\_\_\_

2. AVERAGE LOT SIZE OF THE RESIDENTIAL PARCELS

24.317 ACRES

### IRRIGATION

1. IRRIGATION WATER IS PROVIDED VIA:

☐ Irrigation Well ☒ Surface Water

2. WHAT PERCENTAGE OF THE PROPERTY HAS WATER? 100 %

3. HOW MANY INCHES OF WATER ARE AVAILABLE TO PROPERTY? Varies

4. HOW DO YOU PLAN TO RETAIN STORM AND EXCESS WATER ON EACH LOT?

See plat

5. HOW DO YOU PLAN TO PROCESS STORM WATER / EXCESS IRRIGATION WATER PRIOR TO IT ENTERING THE ESTABLISHED DRAINAGE SYSTEM?

see plat

### ROADS

1. ROADS WITHIN THE DEVELOPMENT WILL BE:

☐ Public ☒ Private ☐ N/A

\* Private Road names must be approved by the County and the private road application submitted with the Preliminary Plat\*

### HILLSIDE DEVELOPMENT

1. OF THE TOTAL LOTS REQUESTED, HOW MANY OF THE LOTS WILL CONTAIN SLOPES GREATER THAN 15%?

Residential 0 Non-Buildable 0 Common 0

2. WILL THE PROPOSED ROAD (S) BE LOCATED WITHIN ANY AREA THAT HAS SLOPES GREATER THAN 15%?

☐ YES ☒ NO

\*If YES, a grading plan is required.

## **SUBDIVISION WORKSHEET**

### **CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT**

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

[www.canyonco.org/dsd.aspx](http://www.canyonco.org/dsd.aspx)

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#### **SUBDIVISIONS WITHIN AN AREA OF CITY IMPACT**

1. **WILL YOU BE REQUESTING WAIVERS OF SUBDIVISION IMPROVEMENT REQUIREMENTS FROM THE CITY?**

☒ YES ☐ NO

2. **IF YES, WHICH WAIVERS WILL YOU BE REQUESTING?**

☒ CURBS ☒ GUTTERS ☒ SIDEWALKS ☒ STREETLIGHTS ☒ LANDSCAPING

# IRRIGATION PLAN APPLICATION

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

[www.canyonco.org/dsd.aspx](http://www.canyonco.org/dsd.aspx)

Phone: 208-454-7458

Fax: 208-454-6633



Applicant(s) Best Investments, LLC Troost Family Living Trust [REDACTED]  
Name 30540 Sabin Road Daytime Telephone Number Parma, Idaho 83660  
Street Address City, State Zip

Representative Name T.J. Wellard 208-454-0933 tj@skinnerlandsurvey.com  
Daytime Telephone Number / E-mail Address  
17842 Sand Hollow Road Caldwell, Idaho 83607  
Street Address City, State Zip

Location of Subject Property: Tranquil Place/Linden Street Caldwell  
Two Nearest Cross Streets or Property Address City

Assessor's Account Number(s): R R35598010A0, R3559801400 Section 32 Township 4N Range 3W  
R3559001200

This land:

- ☒ Has water rights available to it.
- ☐ Is dry and has no water rights available to it. If dry, please sign this document and return to the Development Services Department representative from whom you received it.

**Idaho Code 31-3805** states that when all or part of a subdivision is "located within the boundaries of an existing irrigation district or canal company, ditch association, or like irrigation water delivery entity ... **no subdivision plat or amendment to a subdivision plat or any other plat or may recognized by the city or county for the division of land will be accepted, approved, and recorded unless:**"

- a. The appropriate water rights and assessment of those water rights have been transferred from said lands or excluded from an irrigation entity by the owner; or
- b. The owner, person, firm, or corporation filing the subdivision plat or amendment to a subdivision plat or map has provided underground tile or conduit for lots of one (1) acre or less, or a suitable system for lots of more than one (1) acre which will deliver water to those land owners within the subdivision who are also within the irrigation entity with the appropriate approvals:
  1. For proposed subdivisions located within negotiated area of city impact, both city and county zoning authorities must approve such irrigation system in accordance with Idaho Code Section 50-1306. In addition, the irrigation entity charged with the delivery of water to said lands must be advised regarding the irrigation system.

2. For proposed subdivisions outside of negotiated areas of city impact, the delivery system must be approved by the Planning and Zoning Commission and the Board of County Commissioners with the advice of the irrigation entity charged with the delivery of water to said lands.

To better understand your irrigation request, we need to ask you a few questions. A list of the map requirements follows the short questionnaire. **Any information missing information may result in the delay of your request before the Planning and Zoning Commission and ultimately the approval of your irrigation plan by the Board of County Commissioners.**

1. Are you within an area of negotiated City Impact? ☒ Yes ☐ No  
**If yes, please include a copy of approvals by the City Planning & Zoning Commission and City Council of your Irrigation Plan.**

2. What is the name of the irrigation and drainage entities servicing the property?

Irrigation: Pioneer Irrigation District

Drainage: Pioneer Irrigation District

3. How many acres is the property being subdivided? 24.317

4. What percentage of this property has water? 100

5. How many inches of water are available to the property? Varies

6. How is the land currently irrigated? ☒ Surface ☐ Irrigation Well  
☐ Sprinkler ☐ Above Ground Pipe ☐ Underground Pipe

7. How is the land to be irrigated after it is subdivided? ☒ Surface ☐ Irrigation Well  
☐ Sprinkler ☐ Above Ground Pipe ☐ Underground Pipe

8. Please describe how the head gate/pump connects to the canal and irrigated land and where ditches and/or pipes go.

See preliminary plat

9. Are there irrigation easement(s) on the property? ☒ Yes ☐ No

10. How do you plan to retain storm and excess water on each lot?

See plat notes and preliminary plat

11. How do you plan to remove the storm water /excess irrigation water prior to it entering the established drainage system? (i.e. oil, grease, contaminated aggregates)

===== Applicant Acknowledgement =====

I, the undersigned, agree that prior to the Development Services Department accepting this application I am responsible to have all of the required information and site plans.

I further acknowledge that the irrigation system, as approved by the Planning and Zoning Commission and ultimately the Board of County Commissioners, must be bonded and/or installed prior the Board's signature on the final plat.

Signed: \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_  
Property Owner (Application Submitted)

Signed: \_\_\_\_\_ Date: 3 / 16 / 22  
Applicant/Representative (if not property owner) (Application Submitted)

Accepted By: \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_  
Director / Staff

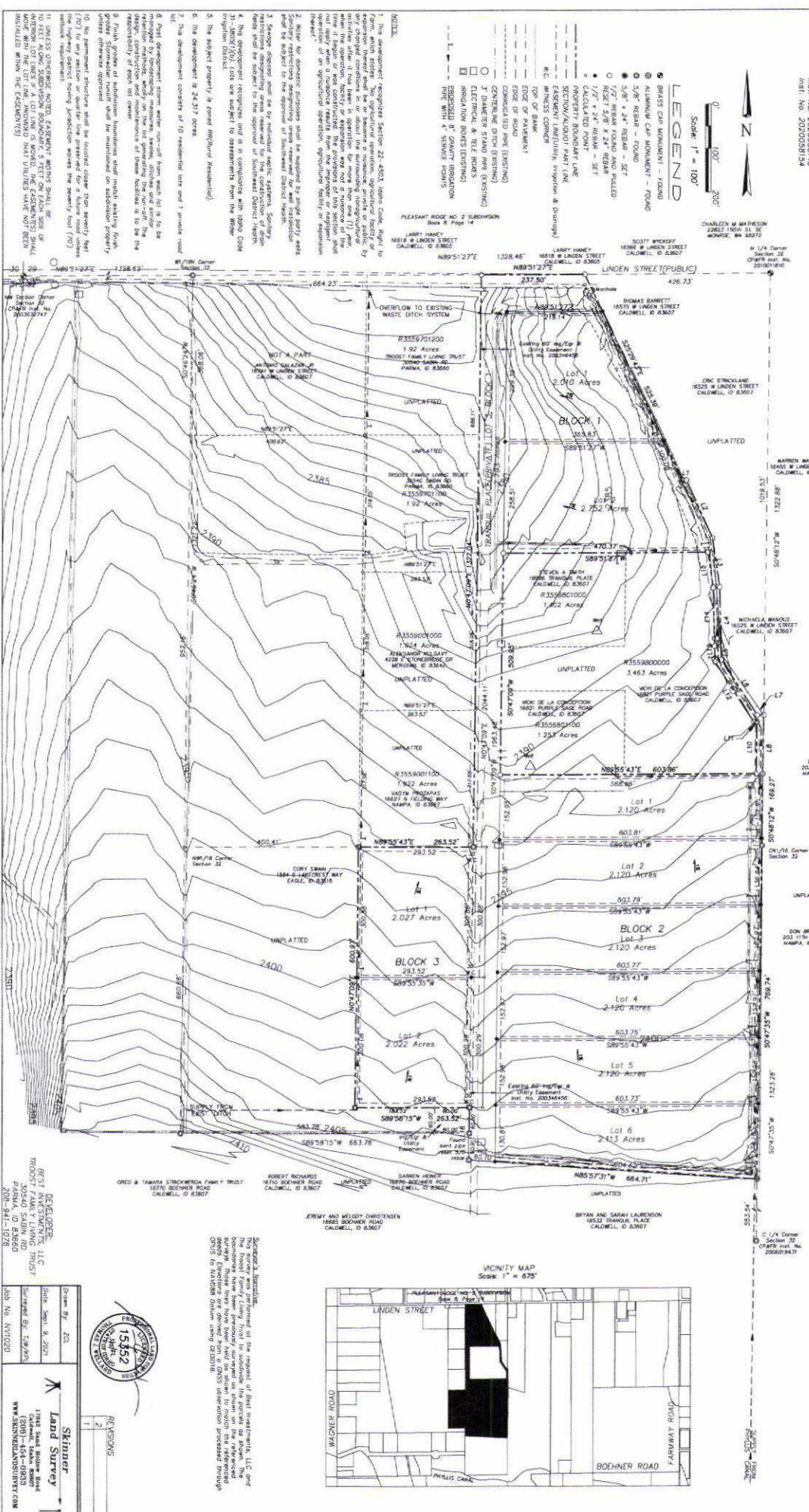
[illegible]

NO	HEADING	E.W.C.
L1	508.37.00'E	8.19%
L2	523.56.21'E	1.49.31
L3	507.55.21'E	114.84
L4	517.28.27'E	1.35.35
L5	513.21.19'E	32.29%
L6	53.25.07.52'E	151.49
L7	508.40.78'E	14.7%
L8	50.48.17.7W	13.4.17
L9	50.55.43.W	15.00
L10	50.44.13'E	119.18
L11	N59.40.27'W	7.72
L12	N52.50.02'W	18.65
L13	N13.7.24'W	3.60
L14	N1.28.21'W	33.452
L15	N8.25.35'W	83.61
L16	N6.47.09'E	120.81
L17	50.40.12'W	16.32

RHETT'S ACRES SUBDIVISION

A PORTION OF THE E 1/2 NW 1/4 OF SECTION 32,  
TOWNSHIP 4 NORTH, RANGE 3 WEST, BOISE MERIDIAN  
CANYON COUNTY, IDAHO  
2022

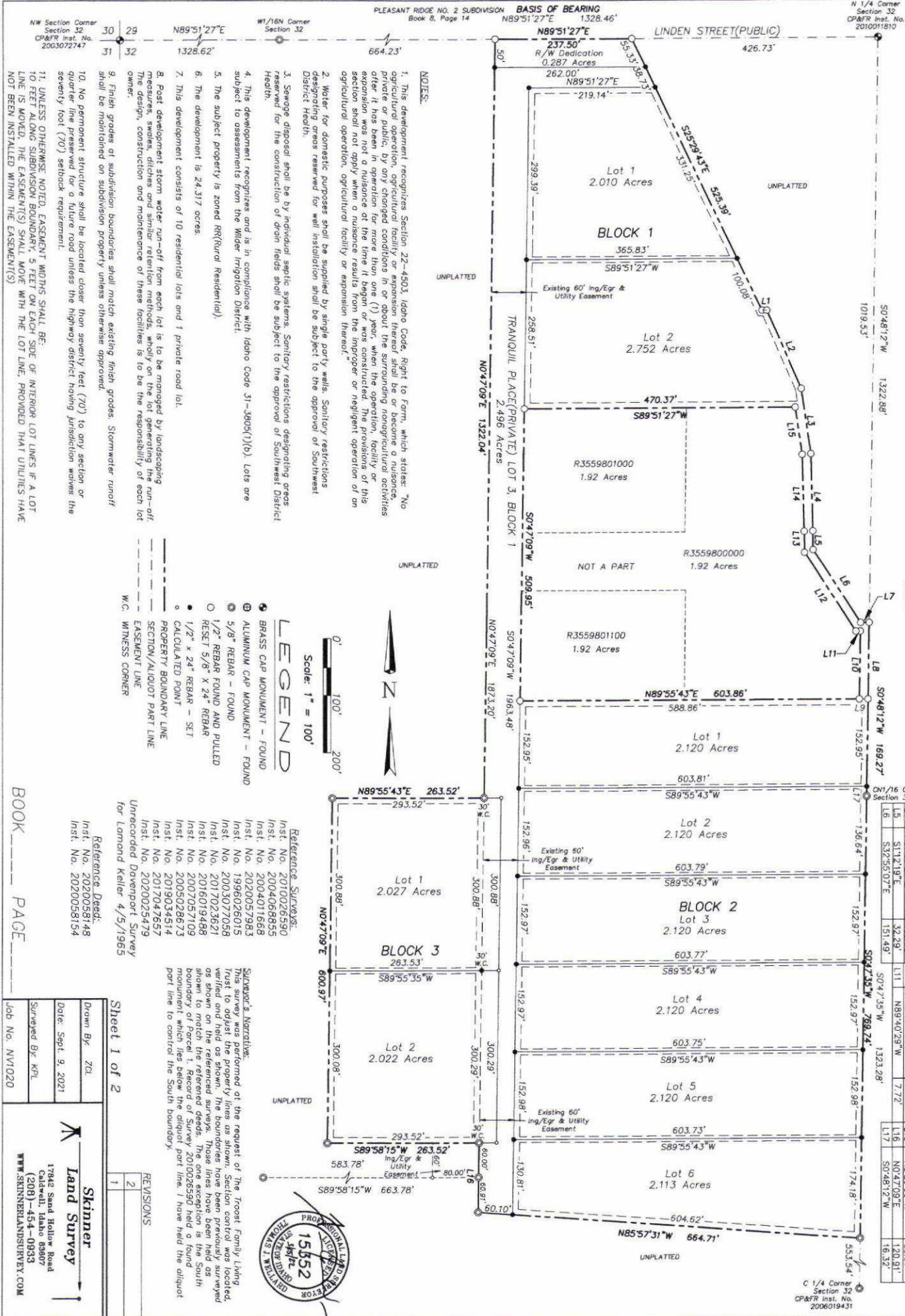
DEAD END	24.317 ACRES
TOTAL LOTS	10
SINGLE FAMILY LOTS	10
SINGLE FAMILY AVERAGE LOT SIZE	2.158 ACRES
EXPENSIVE ZONING	RR
PROPOSED ZONING	RR/RURAL RESIDENTIAL
SETBACKS: RURAL RESIDENTIAL	
FRONT 20'	
REAR 20'	
SIDE 10'	
CORNER 20'	



# RHETT'S ACRES SUBDIVISION

A PORTION OF THE E 1/2 NW 1/4 OF SECTION 32,  
TOWNSHIP 4 NORTH, RANGE 3 WEST, BOISE MERIDIAN,  
CANYON COUNTY, IDAHO  
2022

LINE TABLE					
NO	BEARING	LENGTH	NO	BEARING	LENGTH
L1	S89°37'06"E	8.12'	L7	S89°40'29"E	14.74'
L2	S23°56'21"E	148.31'	L8	S0°48'12"W	134.07'
L3	S89°25'35"E	114.94'	L9	S89°55'43"W	15.00'
L4	S1°26'22"E	135.35'	L10	N0°48'12"E	119.18'
L5	S1°12'18"E	32.28'	L11	N89°40'29"W	7.72'
L6	S3°55'07"E	151.49'	L12	N89°40'29"W	16.32'
			L13	N0°48'12"W	16.32'
S07°14'45"W 103.96'					



OWNERS' CERTIFICATE

We, Troost Family Living Trust and Best Investments, LLC say we are the owner's of this property, being more particularly described in the legal description below, state that it is our intention to include said property in the subdivision plat, and that we do for ourselves, heirs, transferees, successors and assigns, do hereby dedicate, donate and convey to the public forever the public right of way shown on this plat. The easements shown on the plat are not dedicated to the public but intended only for the right and purpose set forth on the plat and no structures other than those for Utility, Irrigation and Drainage purposes are to be erected within limits of the easements.

This parcel is a portion of the SE 1/4 NW 1/4 and of the NE 1/4 NW 1/4 of Section 32 in Township 33 North, Range 3 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMENCING at the Northeast corner of said NE 1/4 NW 1/4, (N 1/4 Corner, Section 32), a found brass cap monument;

thence South 89°51'27" West along the North boundary of the NE 1/4 NW 1/4 a distance of 426.73 feet to the TRUE POINT OF BEGINNING;

thence South 25°29'43" East a distance of 525.39 feet;

thence South 89°37'06" East a distance of 8.12 feet;

thence South 23°56'21" East a distance of 148.31 feet;

thence South 82°35'35" East a distance of 114.94 feet;

thence South 126°27" East a distance of 135.35 feet;

thence South 112°19" East a distance of 32.29 feet;

thence South 32°55'07" East a distance of 151.49 feet;

thence South 89°40'29" East a distance of 14.74 feet to a point on the East boundary of the NE 1/4 NW 1/4;

thence South 00°48'12" West along said East boundary a distance of 134.07 feet;

thence South 89°55'43" West a distance of 15.00 feet;

thence North 00°48'12" East a distance of 119.18 feet;

thence North 89°40'29" West a distance of 7.72 feet;

thence North 32°55'07" West a distance of 163.85 feet;

thence North 112°19" West a distance of 36.52 feet;

thence North 126°27" West a distance of 134.40 feet;

thence North 82°35'35" West a distance of 83.61 feet;

thence South 89°51'27" West a distance of 420.37 feet;

thence South 00°47'09" West a distance of 509.99 feet;

thence North 89°55'43" East a distance of 603.86 feet to a point on the East boundary of the NE 1/4 NW 1/4;

thence South 00°48'12" West along said East boundary a distance of 169.27 feet to the Northeast corner of the SE 1/4 NW 1/4;

thence South 00°47'35" West along the East boundary of the SE 1/4 NW 1/4 a distance of 769.74 feet;

thence North 85°57'31" West a distance of 664.71 feet to a point on the West boundary of the E 1/2 SE 1/4 NW 1/4;

thence North 00°47'09" East along said West boundary a distance of 120.91 feet;

thence South 89°58'15" West a distance of 263.52 feet;

thence North 00°47'09" East a distance of 600.97 feet;

thence North 89°55'43" East a distance of 263.52 feet to a point on the West boundary of the E 1/2 NE 1/4 NW 1/4;

thence North 00°47'09" East along said West boundary a distance of 1322.04 feet to the Northwest corner of the E 1/2 NE 1/4 NW 1/4;

thence North 89°51'27" East along the North boundary of the NE 1/4 NW 1/4 a distance of 237.50 feet to the TRUE POINT OF BEGINNING, said parcel being 24.317 acres more or less.

RHETT'S ACRES SUBDIVISION

A PORTION OF THE E 1/2 NW 1/4 OF SECTION 32,  
TOWNSHIP 4 NORTH, RANGE 3 WEST, BOISE MERIDIAN,  
CANYON COUNTY, IDAHO  
2022

SURVEYOR'S CERTIFICATE

I, Thomas J. Wellard, P.L.S., do hereby certify that I am a professional land surveyor licensed by the State of Idaho, and that this plat, as described in the certificate of owners' and the attached plat, was drawn from an actual survey made on the ground under my direct supervision and accurately represents the points plotted thereon in conformity with the State of Idaho codes relating to plats, surveys and the corner perpetuation and filing act, Idaho Code 55-1601 through 55-1612.

Thomas J. Wellard



P.L.S. 15352

APPROVAL OF CANYON HIGHWAY DISTRICT NO. 4

Canyon Highway District No. 4 does hereby accept this plat, and the dedicated public streets, highways and rights-of-way as are depicted on this plat, in accordance with the provisions of I.C. § 50-1312. Private streets depicted on this plat are not maintained by or under the jurisdiction of the Highway District. There is no legal obligation or assurances that the private streets will be accepted as public streets in the future.

Chairman

Date

CERTIFICATION AND APPROVAL OF  
SOUTHWEST DISTRICT HEALTH DEPARTMENT

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13, have been satisfied. Sanitary restrictions may be re-imposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.

Southwest District Health Department

Date

ACKNOWLEDGEMENT  
STATE OF IDAHO )  
COUNTY OF CANYON ) S.S.

On this \_\_\_\_ day of \_\_\_\_\_, in the year of 20\_\_\_\_, before me, \_\_\_\_\_, a notary public, personally appeared Gregory T. Troost, known or identified to me to be the manager of the limited liability company and Trustee of the Trust that executed the instrument of the person who executed the instrument on behalf of said limited liability company and Trust and acknowledged to me that such limited liability company and Trust executed the same.

CERTIFICATION AND APPROVAL OF COUNTY SURVEYOR

I, the undersigned, Professional Land Surveyor, for Canyon County, Idaho do hereby certify that I have checked this plat and that it complies with the State of Idaho Code relating to plats and surveys.

County Surveyor

Date

CERTIFICATE OF COUNTY TREASURER

I, Trocie Lloyd, County Treasurer in and for the County of Canyon, State of Idaho, per the requirements of I.C. 50-1308, do hereby certify that any and all current and/or delinquent County Property Taxes for the property included in this proposed subdivision have been paid in full. This certificate is valid for the next thirty (30) days only.

County Treasurer

Date

APPROVAL OF BOARD OF COUNTY  
COMMISSIONERS OF CANYON COUNTY

Accepted and approved this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by the Canyon County Commissioners, Canyon County, Idaho.

Chairman

COUNTY RECORDER'S CERTIFICATE

INSTRUMENT NUMBER: \_\_\_\_\_ FEE \_\_\_\_\_

STATE OF IDAHO )  
COUNTY OF CANYON ) S.S.

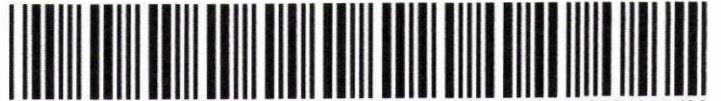
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF SKINNER LAND SURVEY CO. AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ O'CLOCK \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, IN BOOK \_\_\_\_\_ OF SURVEYS, AT PAGE \_\_\_\_\_.

EX-OFFICIO RECORDER DEPUTY

Skinner  
Land Survey

17942 Sand Hollow Road  
Caldwell, Idaho 83407  
(208)-454-0933  
WWW.SKINNERLANDSURVEY.COM

Sheet 2 of 2



0004005632

**STATE OF IDAHO**

Office of the secretary of state, Lawrence Denney

**CERTIFICATE OF ORGANIZATION LIMITED LIABILITY COMPANY**

Idaho Secretary of State

PO Box 83720

Boise, ID 83720-0080

(208) 334-2301

Filing Fee: \$100.00

For Office Use Only

**-FILED-**

File #: 0004005632

Date Filed: 9/16/2020 1:15:40 PM

## Certificate of Organization Limited Liability Company

Select one: Standard, Expedited or Same Day Service (see descriptions below)

Expedited (+\$40; filing fee \$140)

## 1. Limited Liability Company Name

Type of Limited Liability Company

Limited Liability Company

Entity name

Best Investments, LLC

## 2. The complete street address of the principal office is:

Principal Office Address

GREG TROOST  
30540 SABIN ROAD  
PARMA, ID 83660

## 3. The mailing address of the principal office is:

Mailing Address

GREG TROOST  
30540 SABIN RD  
PARMA, ID 83660-6787

## 4. Registered Agent Name and Address

Registered Agent

GREG TROOST  
Registered Agent  
Physical Address  
30540 SABIN RD  
PARMA, ID 83660  
Mailing Address☒ I affirm that the registered agent appointed has consented to serve as registered agent for this entity.

## 5. Governors

Name	Address
Greg Troost	30540 SABIN ROAD PARMA, ID 83660
Devin M. Bell	35373 HIGHWAY 23 SIDNEY, MT 59270

Signature of Organizer:

Michael O. Roe

Sign Here

09/16/2020

Date

B0540-2983 09/16/2020 1:17 PM Received by ID Secretary of State Lawrence Denney



610 S. Kimball Avenue  
Caldwell, ID 83605

ELECTRONICALLY RECORDED-DO NOT  
REMOVE THE COUNTY STAMPED FIRST  
PAGE AS IT IS NOW INCORPORATED AS  
PART OF THE ORIGINAL DOCUMENT

**2020-058154**

RECORDED

**10/05/2020 03:27 PM**

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=6 PBRIDGES

\$15.00

TYPE: DEED

PIONEER TITLE CANYON - CALDWELL

ELECTRONICALLY RECORDED

File No. 729811 TK/SM

## CORPORATE WARRANTY DEED

FOR VALUE RECEIVED,

**Northwest Nazarene University, Inc., an Idaho non-profit corporation**

A corporation duly organized and existing under the laws of the State of ID, Grantor, does hereby  
Grant, Bargain, Sell and Convey unto

**Gregory T. Troost and Joyce K. Troost, Trustees of The Troost Family Living Trust, u/t/a dated  
April 28, 1997**

Grantee, whose address is: 30540 Sabin Road Parma, ID 83660, the following described real estate, to-wit:

See Exhibit A attached hereto and made a part hereof.

SUBJECT TO current years taxes, irrigation district assessment, public utility easements, subdivision, restrictions, U.S. patent reservations, easements of record and easements visible upon the said premises.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, his heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that it is the owner in fee simple of said premises; that they are free from all encumbrances and that it will warrant and defend the same from all lawful claims whatsoever.

IN WITNESS WHEREOF, the Grantor, pursuant to a resolution of its Board of Directors has caused its corporate name to be hereunto subscribed by its officers this October 1, 2020.

Northwest Nazarene University, Inc.

By: [Signature]  
Steve Emerson, authorized agent

State of Idaho, County of Canyon

This record was acknowledged before me on Oct 5, 2020 by Steve Emerson, as VPFO  
of Northwest Nazarene University, Inc.

[Signature]  
Signature of notary public  
Commission Expires: 11/13/2024

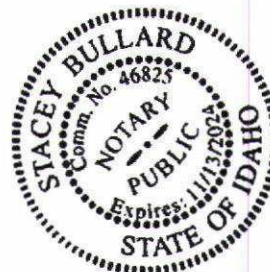


EXHIBIT A

Parcel A

Land within the NW1/4 of Section 32, T4N, R3W, B.M., Canyon County, Idaho, as follows:

COMMENCING at the Northwest corner of said Section 32, marked by a brass cap monument as per Corner Perpetuation Record Inst. No. 20372747, Canyon County Records; thence along the North line of said Section 32, North 89°51'27" East, 664.27 feet, to the Northwest Corner of the E1/2 of the W1/2 of the NW1/4 of Section 32, and the POINT OF BEGINNING; thence, continuing along the North Line of said Section 32, North 89°51'27" East, 664.35 feet, to the W1/16 Corner common to said Section 32, and of Section 29, T4N, R3W, B.M., marked by a found 5/8 inch rebar/cap marked "PLS 8575", from which the 1/4 Corner common to Section 32 and 29, T4N, R3W, B.M., (a brass cap monument as per Corner Perpetuation Record Ins. No. 2010011810, Canyon County Records) bears North 89°51'27" East, 1328.46 feet; thence South 00°46'24" West, 368.06 feet, to a set 1/2 inch rebar/cap marked "PLS 10782", hereinafter referred to simply as a "set 1/2 inch rebar"; thence parallel with the North line of said Section 32, North 89°51'27" East, 400.62 feet, to a set 1/2 inch rebar; thence South 00°47'09" West, 953.65 feet, to a set 1/2 inch rebar; thence North 89°55'43" East, 263.53 feet, to a found 5/8 inch rebar/cap marked "PLS 8960" on the West line of the E1/2 of the E1/2 of said NW1/4 of said Section 32; thence along said West line, South 00°47'09" West, 661.15 feet; thence South 89°56'36" West, 1063.23 feet, to a found 5/8 inch rebar/cap marked "PLS 4477"; thence North 09°14'53" West, 1521.73 feet, to a set 5/8 inch rebar/cap marked "PLS 10782"; thence North 00°45'58" East, 478.84 feet, to the POINT OF BEGINNING.

Parcel C

Land within the W1/2 of the E1/2 of the NW1/4 of Section 32, T4N, R3W, B.M., Canyon County, Idaho, as follows:

COMMENCING at the 1/4 Corner common to Section 32 and 29, T4N, R3W, B.M., marked by a brass cap monument as per Corner Perpetuation Record Inst. No. 2010011810, Canyon County Records; thence along the North line of said Section 32, South 89°51'27" West, 664.23 feet to a set 1/2 inch rebar/cap marked "PLS 10782", hereinafter referred to simply as a "set 1/2 inch rebar" marking the Northeast Corner of said W1/2 of the E1/2 of the NW1/4 of Section 32; thence along the East line of said W1/2 of the E1/2 of the NW1/4 of Section 32, South 00°47'09" West, 50.01 feet, to a set 1/2 inch rebar and the POINT OF BEGINNING; thence continuing along the East line of said W1/2 of the E1/2 of the NW1/4 of Section 32, South 00°47'09" West, 318.05 feet, to a set 1/2 inch rebar; thence South 89°51'27" West, 263.53 feet, to a set 1/2 inch rebar; thence parallel with said East Line of said W1/2 of the E1/2 of the NW1/4 of Section 32, North 00°47'09" East, 318.05 feet, to a set 1/2 inch rebar 50.00 feet southerly of the North Line of said Section 32; thence parallel with said North Line, North 89°51'27" East, 263.53 feet, to the POINT OF BEGINNING.

TOGETHER WITH: a 60.00 foot wide ingress-egress and utility easement along the East Line, and a portion of the North Line of said E1/2 of the E1/2 of the NW1/4 of Section 32, described by metes and bounds, as follows:

COMMENCING at the 1/4 Corner common to Section 32 and 29, T4N, R3W, B.M., marked by a brass cap monument as per Corner Perpetuation Record Inst. No. 2010011810, Canyon County Records; thence along the North Line of said Section 32, South 89°51'27" West, 426.73 feet to a set 1/2 inch rebar and the POINT OF BEGINNING; thence continuing along the North Line of said Section 32,

South 89°51'27" West, 237.50 feet, to a set 1/2 inch rebar marking the Northwest Corner of said E1/2 of the E1/2 of the NW1/4 of Section 32; thence along the West Line of said E1/2 of the E1/2 of the NW1/4 of Section 32, South 00°47'09" West, 368.06 feet, to a set 1/2 inch rebar; thence North 89°51'27" East, 60.01 feet; thence parallel with and 60.00 feet easterly of the West Line of said E1/2 of the E1/2 of the NW1/4 of Section 32, North 00°47'09" East, 308.05 feet, to a point that is 60.00 feet southerly of the North Line of said Section 32, when measured at right angles; thence parallel with said North Line, North 89°51'27" East, 206.89 feet; thence North 25°29'43" West, 66.40 feet to the POINT OF BEGINNING.

#### Parcel D

Land within the W1/2 of the E1/2 of the NW1/4 of Section 32, T4N, R3W, B.M., Canyon County, Idaho, as follows:

COMMENCING at the 1/4 Corner common to Section 32 and 29, T4N, R3W, B.M., marked by a brass cap monument as per Corner Perpetuation Record Inst. No. 2010011810, Canyon County Records; thence along the North line of said Section 32, South 89°51'27" West, 664.23 feet to a set 1/2 inch rebar/cap marked "PLS 10782", hereinafter referred to simply as a "set 1/2 inch rebar", marking the Northeast Corner of said W1/2 of the E1/2 of the NW1/4 of Section 32; thence along the East Line of said W1/2 of the E1/2 of the NW1/4 of Section 32; South 00°47'09" West, 368.06 feet, to a set 1/2 inch rebar, and the POINT OF BEGINNING; thence continuing along the East Line of said W1/2 of the E1/2 of the NW1/4 of Section 32, South 00°47'09" West, 318.05 feet, to a set 1/2 inch rebar; thence South 89°51'27" West, 263.53 feet to a set 1/2 inch rebar; thence parallel with said East Line of said W1/2 of the E1/2 of the NW1/4 of Section 32, North 00°47'09" East, 318.05 feet to a set 1/2 inch rebar; thence parallel with the North Line of said Section 32, North 89°51'27" East, 263.53 feet to the POINT OF BEGINNING.

TOGETHER WITH: a 60.00 foot wide ingress-egress and utility easement along the East Line, and a portion of the North Line of said E1/2 of the E1/2 of the NW1/4 of Section 32, described by metes and bounds, as follows:

COMMENCING at the 1/4 Corner common to Section 32 and 29, T4N, R3W, B.M., marked by a brass cap monument as per Corner Perpetuation Record Inst. No. 2010011810, Canyon County Records; thence along the North Line of said Section 32, South 89°51'27" West, 426.73 feet to a set 1/2 inch rebar and the POINT OF BEGINNING; thence continuing along the North Line of said Section 32, South 89°51'27" West, 237.50 feet, to a set 1/2 inch rebar marking the Northwest Corner of said E1/2 of the E1/2 of the NW1/4 thereof; thence along the West Line of said E1/2 of the E1/2 of the NW1/4 of Section 32, South 00°47'09" West, 686.11 feet, to a set 1/2 inch rebar; thence North 89°51'27" East, 60.01 feet; thence parallel with and 60.00 feet easterly of the West Line of said E1/2 of the E1/2 of the NW1/4 of Section 32, North 00°47'09" East, 626.10 feet, to a point that is 60.00 feet southerly of the North Line of said Section 32, when measured at right angles; thence parallel with said North Line, North 89°51'27" East, 206.89 feet; thence North 25°29'43" West, 66.40 feet to the POINT OF BEGINNING.

#### Parcel E

Land within the W1/2 of the E1/2 of the NW1/4 of Section 32, T4N, R3W, B.M., Canyon County, Idaho, as follows:

COMMENCING at the 1/4 Corner common to Section 32 and 29, T4N, R3W, B.M., marked by a brass cap monument as per Corner Perpetuation Record Inst. No. 2010011810, Canyon County Records; thence along the North line of said Section 32,

South 89°51'27" West, 664.23 feet to a set 1/2 inch rebar/cap marked "PLS 10782", hereinafter referred to simply as a "set 1/2 inch rebar", marking the Northeast Corner of said W1/2 of the E1/2 of the NW1/4 of Section 32; thence along the East Line of said W1/2 of the E1/2 of the NW1/4 of Section 32;  
South 00°47'09" West, 686.11 feet, to a set 1/2 inch rebar, and the POINT OF BEGINNING; thence continuing along the East Line of said W1/2 of the E1/2 of the NW1/4 of Section 32,  
South 00°47'09" West, 318.05 feet, to a set 1/2 inch rebar; thence  
South 89°51'27" West, 263.53 feet to a set 1/2 inch rebar; thence parallel with said East Line of said W1/2 of the E1/2 of the NW1/4 of Section 32,  
North 00°47'09" East, 318.05 feet to a set 1/2 inch rebar; thence parallel with the North Line of said Section 32,  
North 89°51'27" East, 263.53 feet to the POINT OF BEGINNING.

TOGETHER WITH: a 60.00 foot wide ingress-egress and utility easement along the East Line, and a portion of the North Line of said E1/2 of the E1/2 of the NW1/4 of Section 32, described by metes and bounds, as follows:

COMMENCING at the 1/4 Corner common to Section 32 and 29, T4N, R3W, B.M., marked by a brass cap monument as per Corner Perpetuation Record Inst. No. 2010011810, Canyon County Records; thence along the North Line of said Section 32,  
South 89°51'27" West, 426.73 feet to the POINT OF BEGINNING; thence continuing along the North Line of said Section 32,  
South 89°51'27" West, 237.50 feet to the Northwest Corner of said E1/2 of the E1/2 of the NW1/4 of Section 32; thence along the West Line of the E1/2 of the E1/2 of the NW1/4 of said Section 32,  
South 00°47'09" West, 1004.16 feet, to a set 1/2 inch rebar; thence  
North 89°51'27" East, 60.01 feet; thence parallel with and 60.00 feet easterly of the West Line of said E1/2 of the E1/2 of the NW1/4 of Section 32,  
North 00°47'09" East, 944.15 feet, to a point that is 60.00 feet southerly of the North Line of said Section 32, when measured at right angles; thence parallel with said North Line,  
North 89°51'27" East, 206.89 feet; thence  
North 25°29'43" West, 66.40 feet to the POINT OF BEGINNING.

#### Parcel F

Land within the W1/2 of the E1/2 of the NW1/4 of Section 32, T4N, R3W, B.M., Canyon County, Idaho, as follows:

COMMENCING at the 1/4 Corner common to Section 32 and 29, T4N, R3W, B.M., marked by a brass cap monument as per Corner Perpetuation Record Inst. No. 2010011810, Canyon County Records; thence along the North line of said Section 32,  
South 89°51'27" West, 664.23 feet to a set 1/2 inch rebar/cap marked "PLS 10782", hereinafter referred to simply as a "set 1/2 inch rebar", marking the Northeast Corner of said W1/2 of the E1/2 of the NW1/4 of Section 32; thence along the East Line of said W1/2 of the E1/2 of the NW1/4 of Section 32;  
South 00°47'09" West, 1004.16 feet, to a set 1/2 inch rebar, and the POINT OF BEGINNING; thence continuing along the East Line of said W1/2 of the E1/2 of the NW1/4 of Section 32,  
South 00°47'09" West, 317.88 feet, to a set 5/8 inch rebar/cap marked PLS 8960"; thence  
South 89°55'43" West, 263.53 feet to a set 1/2 inch rebar; thence parallel with said East Line of said W1/2 of the E1/2 of the NW1/4 of Section 32,  
North 00°47'09" East, 317.55 feet to a set 1/2 inch rebar; thence parallel with the North Line of said Section 32,  
North 89°51'27" East, 263.53 feet to the POINT OF BEGINNING.

TOGETHER WITH: a 60.00 foot wide ingress-egress and utility easement along the East Line, and a portion of the North Line of said E1/2 of the E1/2 of the NW1/4 of Section 32, described by metes and bounds, as follows:

COMMENCING at the 1/4 Corner common to Section 32 and 29, T4N, R3W, B.M., marked by a brass cap monument as per Corner Perpetuation Record Inst. No. 2010011810, Canyon County Records; thence along the North Line of said Section 32,  
South 89°51'27" West, 426.73 feet to a set 1/2 inch rebar, and the POINT OF BEGINNING; thence continuing along the North Line of said Section 32,

South 89°51'27" West, 237.50 feet to a set 1/2 inch rebar marking the Northwest Corner of said E1/2 of the E1/2 of the NW1/4 of Section 32; thence along the West Line of the E1/2 of the E1/2 of the NW1/4 of said Section 32, South 00°47'09" West, 1322.04 feet, to a found 5/8 inch rebar/cap marked "PLS 8960", thence North 89°55'43" East, 60.01 feet; thence parallel with and 60.00 feet easterly of the West Line of said W1/2 of the E1/2 of the NW1/4 of Section 32, North 00°47'09" East, 1262.11 feet, to a point that is 60.00 feet southerly of the North Line of said Section 32, when measured at right angles; thence parallel with said North Line, North 89°51'27" East, 206.89 feet; thence North 25°29'43" West, 66.40 feet to the POINT OF BEGINNING.

Parcel I

Land within the E1/2 of the E1/2 of the NW1/4 of Section 32, T4N, R3W, B.M., Canyon County, Idaho, as follows:

COMMENCING at the 1/4 Corner common to Section 32 and 29, T4N, R3W, B.M., marked by a brass cap monument as per Corner Perpetuation Record Inst. No. 2010011810, Canyon County Records; thence along the North line of said Section 32, South 89°51'27" West, 664.23 feet to the Northwest Corner of the E1/2 of said NE1/4 of the NW1/4 of Section 32; thence along the West Line of said E1/2 of the E1/2 of the NW1/4 of Section 32, South 00°47'09" West, 859.81 feet, to a found 1/2 inch rebar/cap marked "PLS 8960"; thence North 89°50'57" East, 60.01 feet to a set 1/2 inch rebar with an orange plastic cap marked "PLS 10782" (hereinafter referred to simply as a "set 1/2 inch rebar"), and the POINT OF BEGINNING; thence North 89°50'57" East, 281.64 feet to a set 1/2 inch rebar; thence North 00°47'09" East, 216.85 feet to a set 1/2 inch rebar; thence North 89°51'27" East, 188.74 feet to a set 1/2 inch rebar; thence South 08°25'35" East, 83.61 feet to a set 1/2 inch rebar; thence South 01°26'27" East, 134.40 feet to a set 1/2 inch rebar; thence South 01°12'19" East, 36.52 feet to a set 1/2 inch rebar; thence South 32°55'07" East, 163.85 feet to a set 1/2 inch rebar; thence South 89°40'29" East, 7.72 feet to a set 1/2 inch rebar; thence parallel with the East Line of said E1/2 of the E1/2 of the NW1/4 of Section 32, South 00°48'12" West, 119.19 feet to a set 1/2 inch rebar; thence South 89°55'43" West, 304.16 feet to a set 1/2 inch rebar; thence North 00°47'52" East, 191.78 feet to a set 1/2 inch rebar; thence South 89°55'43" West, 284.74 feet, to a point that is 60.00 feet easterly of the West Line of said E1/2 of the E1/2 of the NW1/4 of Section 32 and a set 1/2 inch rebar; thence parallel with said West Line, North 00°47'09" East, 101.27 feet to the POINT OF BEGINNING.

TOGETHER WITH: a 60.00 foot wide ingress-egress and utility easement along the West Line, and a portion of the North Line of said E1/2 of the E1/2 of the NW1/4 of Section 32, described by metes and bounds, as follows:

COMMENCING at the 1/4 Corner common to Section 32 and 29, T4N, R3W, B.M., marked by a brass cap monument as per Corner Perpetuation Record Inst. No. 2010011810, Canyon County Records; thence along the North Line of said Section 32, South 89°51'27" West, 426.73 feet to a set 1/2 inch rebar, and the POINT OF BEGINNING; thence continuing along the North Line of said Section 32, South 89°51'27" West, 237.50 feet to a set 1/2 inch rebar marking the Northwest Corner of said E1/2 of the E1/2 of the NW1/4 of Section 32; thence along the West Line of the E1/2 of the E1/2 of the NW1/4 of said Section 32; South 00°47'09" West, 961.00 feet, to a found 5/8 inch rebar/cap marked "PLS 8960", thence North 89°55'43" East, 60.01 feet; to a set 1/2 inch rebar with an orange plastic cap marked PLS 10782; thence parallel with and 60.00 feet easterly of the West Line of said E1/2 of the E1/2 of the NW1/4 of Section 32, North 00°47'09" East, 901.07 feet, to a point that is 60.00 feet southerly of the North Line of said Section 32, when measured at right angles; thence parallel with said North Line, North 89°51'27" East, 206.89 feet; thence North 25°29'43" West, 66.40 feet to the POINT OF BEGINNING.

Parcel J

Land within the E1/2 of the E1/2 of the NW1/4 of Section 32, T4N, R3W, B.M., Canyon County, Idaho, as follows:

COMMENCING at the 1/4 Corner common to Section 32 and 29, T4N, R3W, B.M., marked by a brass cap monument as per Corner Perpetuation Record Inst. No. 2010011810, Canyon County Records; thence along the North line of said Section 32,  
South 89°51'27" West, 426.73 feet to a set 1/2 inch rebar/cap marked "PLS 10782", hereinafter referred to simply as a "set 1/2 inch rebar", and the POINT OF BEGINNING; thence continuing along said North Line,  
South 89°51'27" West, 237.50 feet to the Northwest Corner of the E1/2 of said E1/2 of the NW1/4 of Section 32;  
thence  
South 00°47'09" West, 1152.78 feet to a set 1/2 inch rebar; thence  
North 89°55'43" East, 60.01 feet to a set 1/2 inch rebar; thence  
North 00°47'09" East, 509.95 feet to a set 1/2 inch rebar; thence  
North 89°51'27" East, 470.38 feet to a set 1/2 inch rebar; thence  
South 08°25'35" East, 83.61 feet to a set 1/2 inch rebar; thence  
South 01°26'27" East, 134.40 feet to a set 1/2 inch rebar; thence  
South 01°12'19" East, 36.52 feet to a set 1/2 inch rebar; thence  
South 32°55'07" East, 163.85 feet to a set 1/2 inch rebar; thence  
South 89°40'29" East, 7.72 feet to a set 1/2 inch rebar; thence  
South 00°48'12" West, 119.19 feet to a set 1/2 inch rebar; thence  
North 89°55'43" East, 15.00 feet, to a set 1/2 inch rebar, on the East line of said NW1/4 of Section 32; thence along said East Line,  
North 00°48'12" East, 134.09 feet, to a found 1/2 inch rebar/cap marked "PLS 8960", hereinafter referred to simply as a "found 1/2 inch rebar"; thence  
North 89°40'29" West, 14.74 feet to a set 1/2 inch rebar; thence  
North 32°55'07" West, 151.49 feet to a set 1/2 inch rebar; thence  
North 01°12'19" West, 32.29 feet to a set 1/2 inch rebar; thence  
North 01°26'27" West, 135.35 feet to a set 1/2 inch rebar; thence  
North 08°25'35" West, 114.94 feet to a set 1/2 inch rebar; thence  
North 23°56'21" West, 148.31 feet to a set 1/2 inch rebar; thence  
North 89°37'06" West, 8.12 feet to a set 1/2 inch rebar; thence  
North 25°29'43" West, 525.39 feet to the POINT OF BEGINNING.

SUBJECT TO: a 60.00 foot wide ingress-egress and utility easement along the West Line, and a portion of the North Line of said E1/2 of the E1/2 of the NW1/4 of Section 32, described by metes and bounds, as follows:

COMMENCING at the 1/4 Corner common to Section 32 and 29, T4N, R3W, B.M., marked by a brass cap monument as per Corner Perpetuation Record Inst. No. 2010011810, Canyon County Records; thence along the North Line of said Section 32,  
South 89°51'27" West, 426.73 feet to a set 1/2 inch rebar, and the POINT OF BEGINNING; thence continuing along the North Line of said Section 32,  
South 89°51'27" West, 237.50 feet to a set 1/2 inch rebar marking the Northwest Corner of said E1/2 of the E1/2 of the NW1/4 of Section 32; thence along the West Line of the E1/2 of the E1/2 of the NW1/4 of said Section 32;  
South 00°47'09" West, 1152.78 feet, to a set 1/2 inch rebar; thence  
North 89°55'43" East, 60.01 feet; to a set 1/2 inch rebar; thence parallel with and 60.00 feet easterly of the West Line of said E1/2 of the E1/2 of the NW1/4 of Section 32,  
North 00°47'09" East, 1092.85 feet, to a point that is 60.00 feet southerly of the North Line of said Section 32, when measured at right angles; thence parallel with said North Line,  
North 89°51'27" East, 206.89 feet; thence  
North 25°29'43" West, 66.40 feet to the POINT OF BEGINNING.



**Pioneer Title Co.**  
GOING BEYOND

610 S. Kimball Avenue  
Caldwell, ID 83605

ELECTRONICALLY RECORDED-DO NOT  
REMOVE THE COUNTY STAMPED FIRST  
PAGE AS IT IS NOW INCORPORATED AS  
PART OF THE ORIGINAL DOCUMENT

**2020-058148**

RECORDED

**10/05/2020 03:24 PM**

CHRIS YAMAMOTO  
CANYON COUNTY RECORDER

Pgs=2 PBRIDGES \$15.00

TYPE: DEED

PIONEER TITLE CANYON - CALDWELL

ELECTRONICALLY RECORDED

File No. 743061 TK/SM

## CORPORATE WARRANTY DEED

FOR VALUE RECEIVED,

**Northwest Nazarene University, Inc., an Idaho non profit corporation**

a corporation duly organized and existing under the laws of the State of ID, Grantor, does hereby Grant,  
Bargain, Sell and Convey unto

**Best Investments, LLC, an Idaho limited liability company**

6T Grantee, whose address is: 30540 Sabin Road Parma, ID 83660, the following described real estate, to-wit:


See Exhibit A attached hereto and made a part hereof.

SUBJECT TO current years taxes, irrigation district assessment, public utility easements, subdivision, restrictions, U.S. patent reservations, easements of record and easements visible upon the said premises.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, his heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that it is the owner in fee simple of said premises; that they are free from all encumbrances and that it will warrant and defend the same from all lawful claims whatsoever.

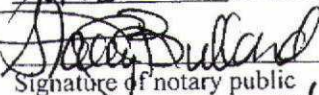
IN WITNESS WHEREOF, the Grantor, pursuant to a resolution of its Board of Directors has caused its corporate name to be hereunto subscribed by its officers this October 5, 2020.

Northwest Nazarene University, Inc.

By:   
Steve Emerson, authorized agent

State of Idaho, County of Canyon

This record was acknowledged before me on 10/5/2020 by Steve Emerson, as  
VPFO of Northwest Nazarene University, Inc.

  
Signature of notary public  
Commission Expires: 11/13/2024

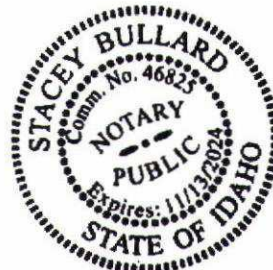


EXHIBIT A

Parcel K

Land within the E1/2 of the E1/2 of the NW1/4 of Section 32, T4N, R3W, B.M., Canyon County, Idaho, as follows: COMMENCING at the 1/4 Corner common to Section 32 and 29, T4N, R3W, B.M., marked by a brass cap monument as per Corner Perpetuation Record Inst. No. 2010011810, Canyon County Records; thence along the North line of said Section 32, South 89°51'27" West, 664.23 feet, to a set 1/2 inch rebar/cap marked "PLS 10782", (hereinafter referred to simply as a "set 1/2 inch rebar"), marking the Northwest Corner of the E1/2 of said NE1/4 of the NW1/4 of Section 32; thence along the West Line of said E1/2 of the E1/2 of the NW1/4 of Section 32, South 00°47'09" West, 1152.78 feet, to a set 1/2 inch rebar, and the POINT OF BEGINNING; thence North 89°55'43" East, 663.87 feet, to a set 1/2 inch rebar on the East Line of said NW1/4; thence along said East Line, South 00°48'12" West, 169.26 feet to a found 5/8 inch rebar/cap marked "PLS 8960" marking the Center-North 1/16 Corner of said Section 32; thence continuing along the East Line of said NW1/4, South 00°47'35" West, 769.75 feet, to a found 5/8 inch rebar, with an illegible cap; thence North 85°57'31" West, 664.71 feet, to a set 5/8 inch rebar/cap marked "PLS 10782" on the West Line of said E1/2 of the E1/2 of the NW1/4 of Section 32; thence along said West Line, North 00°47'09" East, 891.33 feet to the POINT OF BEGINNING.

TOGETHER WITH: a 60.00 foot wide ingress-egress and utility easement along the West Line, and a portion of the North Line of said E1/2 of the E1/2 of the NW1/4 of Section 32, described by metes and bounds, as follows: COMMENCING at the 1/4 Corner common to Section 32 and 29, T4N, R3W, B.M., marked by a brass cap monument as per Corner Perpetuation Record Inst. No. 2010011810, Canyon County Records; thence along the North Line of said Section 32, South 89°51'27" West, 426.73 feet to the POINT OF BEGINNING; thence continuing along the North Line of said Section 32, South 89°51'27" West, 237.50 feet to a set 1/2 inch rebar marking the Northwest Corner of said E1/2 of the E1/2 of the NW1/4 of Section 32; thence along the West Line of said E1/2 of the E1/2 of the NW1/4 of Section 32, South 00°47'09" West, 1152.78 feet, to a set 1/2 inch rebar; thence North 89°55'43" East, 60.01 feet, to a set 1/2 inch rebar; thence parallel with and 60.00 feet easterly of the West Line of said E1/2 of the E1/2 of the NW1/4 of Section 32, North 00°47'09" East, 1092.85 feet, to a point that is 60.00 feet southerly of the North Line of said Section 32, when measured at right angles; thence parallel with said North Line, North 89°51'27" East, 206.89 feet; thence North 25°29'43" West, 66.40 feet, to the POINT OF BEGINNING.

SUBJECT TO: a 60.00 foot wide ingress-egress and utility easement along the West Line, and a portion of the North Line of said E1/2 of the E1/2 of the NW1/4 of Section 32, described by metes and bounds, as follows: COMMENCING at the 1/4 Corner common to Section 32 and 29, T4N, R3W, B.M., marked by a brass cap monument as per Corner Perpetuation Record Inst. No. 2010011810, Canyon County Records; thence along the North Line of said Section 32, South 89°51'27" West, 664.23 feet to the Northwest Corner of said E1/2 of the E1/2 of the NW1/4 of Section 32; thence along the West Line of said E1/2 of the E1/2 of the NW1/4 of Section 32; South 00°47'09" West, 1152.78 feet, to a set 1/2 inch rebar to the POINT OF BEGINNING; thence continuing South 00°47'09" West, 891.33 feet, to a set 5/8 inch rebar/cap marked "PLS 10782"; thence South 85°57'31" East, 60.01 feet; thence parallel with and 60.00 feet easterly of the West Line of said E1/2 of the E1/2 of the NW1/4 of Section 32, North 00°47'09" East, 895.64 feet, to a set 1/2 inch rebar; thence South 89°55'43" West, 60.01 feet to the POINT OF BEGINNING.

**Canyon County Development Services**

111 N. 11th Ave. Room 140, Caldwell, ID 83605  
(208) 454-7458

**Building Division Email:** buildinginfo@canyonco.org

**Planning Division Email:** zoninginfo@canyonco.org

**Receipt Number:** 73488

**Date:** 3/21/2022

**Date Created:** 3/21/2022

**Receipt Type:** Normal Receipt

**Status:** Active

**Customer's Name:** Best Investments

**Comments:** SD2022-0014 location R24487010A, R355980140, R355900120 TBD Linden/Tranquil PI

**CHARGES**

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Combining Preliminary and Final Plats	SD2022-0014	\$1,680.00	\$0.00	\$0.00
Planning - Combining Preliminary and Final Plats Additional Per Lot Fee (Per Application)	SD2022-0014	\$110.00	\$0.00	\$0.00
Planning - Combining Preliminary and Final Plats Additional City Impact Area Fee	SD2022-0014	\$100.00	\$0.00	\$0.00

**Sub Total:** \$1,890.00

**Sales Tax:** \$0.00

**Total Charges:** \$1,890.00

**PAYMENTS**

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	1014	\$1,890.00

**Total Payments:** \$1,890.00

**ADJUSTMENTS**

**Receipt Balance:** \$0.00